

The Leesburg Planning Commission met on Thursday, January 19, 2006 in the Council Chambers, 25 West Market Street, Leesburg, Virginia. Staff members present were Susan Swift, David Fuller, Barbara Beach, Michael Freda, Nagi Elsewaissi, Steve McGregor and Linda DeFranco

CALL TO ORDER

The meeting was called to order at 7:00pm by Chairman Wright

PLEDGE OF ALLEGIANCE AND ROLL CALL

Present: Chairman Wright
Commissioner Bangert
Commissioner Barnes
Commissioner Hoovler
Mayor Umstattd

Commissioners Burk, Kalriess, and Moore were absent. Commissioner Barnes was not present for the Adoption of Agenda, nor Approval of Minutes. Therefore there was no quorum.

CHAIRMAN'S STATEMENT

Chairman Wright reviewed the agenda stating since there was no quorum, the agenda as submitted would need to be rearranged. There will be a public hearing on the CIP, discussion on Oaklawn Town Plan Amendment, presentation on the Crescent District Master Plan and Council and Representative's report, Staff Reports and the rest of the agenda.

PETITIONERS

Tony Virgilio of 20487 Oatlands Chase, came forward to express his appreciation for the denial of Meadowbrook. His residence is in an area that would have been greatly affected by the density of the proposed development. He asked the Commission to please take traffic impacts into consideration for all impending development.

Debbie Virgilio of the same address expressed her concern over the current unsafe traffic conditions in the Virts Corner area. No one seems to want to assume responsibility for this area and at this point it is extremely unsafe. The combination of traffic during school hours makes it near impossible to reach Route 7 in under 30 to 45 minutes. She also thanked the Commission for its denial of Meadowbrook and urged them again to consider traffic impacts both inside and outside of town.

PUBLIC HEARING

Mike Freda, Budget Officer for the Town, came forward to recap the Capital Improvements Program 2007-2011. There are 82 projects whose funding is being derived from the General Fund, Utilities Fund and Airport Fund. He set out the various projects for each of these funds and recapped the specific financing sources.

There were no speakers from the public on the CIP so the hearing was closed at this time.

Mr. Freda went on to explain the next steps regarding the acceptance of the CIP. This is scheduled for vote at the next Planning Commission meeting on February 2 and then will be prepared to go to Council.

Nagi Elsewaissi referred to a previous question regarding Battlefield Parkway from Evergreen Mill Road to Route 15. \$10.5 million has been earmarked for this project in the CIP. The other question was regarding the new street lights and whether a certain style is required. He said once funds are appropriated, they will run this by the BAR. Commissioner Bangert requested that the style issue be brought to the attention of the Historic District Residents Association for further input. Ms. Bangert also mentioned the curb and gutter in the Davis, First and Second Street area. Mr. Elsewaissi said this has been put into the CIP.

Attorney Beach advised that since there is no new information, she suggested that any new information be provided in writing, or cease discussion of new items so that Mr. Barnes may be prepared to vote this evening.

Chairman Wright asked about the Crescent District Master Plan and how this impacts current drainage projects. Mr. Elsewaissi said once the plan is approved and everything meshes together, they will address this. Mr. Wright asked if the timing of adoption of the Master Plan will delay the projects scheduled in the Harrison Street area and other areas currently experiencing flooding. Mr. Elsewaissi said that they are moving forward with the hydraulic study, however the master plan is slowing the actual improvement process somewhat. The Mayor added that one reason this project didn't move faster is because the Council wanted to make sure that the project was aesthetically pleasing to the Crescent District plans.

The public hearing was closed at this time. The hearing will remain open for ten days and is scheduled for a vote at the February 2 meeting of the Commission.

ZONING

None

SUBDIVISION AND LAND DEVELOPMENT

None

COMPREHENSIVE PLANNING

Chairman Wright opened the discussion on the Crescent District Master Plan

Susan Swift stated that they were presenting this as a town plan amendment. Property owners have been notified by letter and an ad was placed in the paper. The revised Master Plan will be available in the next day or two. Chairman Wright asked if there will be further advertisement required if there are other changes made? Ms. Swift replied that that was very possible. Commissioner Hoovler asked about the town plan amendment and asked about objectives contained in the plan. Is there a possibility that the town plan may require updates for this area? Ms. Swift said she did not anticipate any major change to the town plan since this area is described in a rather general way. Mr. Hoovler also asked if other master plans affect the town plan the same way? Ms. Swift said they do not really affect the town plan in the same way that this plan does.

Tripp Muldrow of Arnett Muldrow Associates and Scott Mingonet of Kimley Horn presented an overview of the Crescent District Master Plan. They included the concept and history behind it. They described the traffic studies, pedestrian connections, arts, entertainment, higher education, housing and density, retail, office development, institutional uses and design compatibility. Reinforcing the extension of the character of the Old and Historic District of town, they went on to address the public and private infrastructure coordination. Description of the existing streets and blocks versus what is planned, enhancing the ability to move through the area with greater ease was set out. Another important feature that was discussed was the architectural compatibility with the H-1 district and the height, scale, massing and setbacks of proposed architecture. Several different water amenity scenarios were presented setting out the various impacts on the surrounding areas with regard to runoff. Each plan set out aesthetically pleasing and functional ways of improving the creek area. The BAR guidelines will be incorporated into the plans. Implementation, design and financing were all briefly discussed.

At this point Chairman Wright asked the Chairs of the BAR and EDC to come forward and make any comment they might have at this point.

Theresa Minchew, Chairperson of the Board of Architectural Review said she really had no particular comment, that they were there mainly to listen.

Karen Jones, Chairman of the Economic Development Commission commented that they were excited about the project and were also there to listen this evening.

Commissioner Bangert said she would like to see a copy of the spreadsheet presented. She went on to compliment the consultants. She did say that there was some concern about building heights. There are several areas indicating they could use 3 story building heights next to existing homes. The local topography needs to be considered when allowing these buildings. They would not be appropriate on higher pieces of land. She felt that two, three and four stories would be better than three, four and five stories. She would also like to see more green space incorporated. Where is the parking? With the amount of density proposed, the parking does not seem adequate. The consultants

commented that they worked with a density percentage to indicate both open space and parking, and that both will be addressed again once more finalized plans are available. Continued dialogue is important here. Ms. Bangert said there needed to be more open town and county dialogue on the use of the school sites and the public uses designated for them.

Mayor Umstattd also had some concerns about building heights. If we keep accommodating higher buildings, then the landscape of the town will change in a way that may not be appealing to many residents. She referred to some proposed plans in the area that have been scaled back to better blend into the streetscape. The residents want buildings that look like Leesburg, not Countryside or Reston.

Commissioner Hoovler agreed with the Mayor's comments, adding that some developers may have a problem identifying the character as it moves further away from the Old and Historic District. He also echoed Commissioner Bangert's concern about parking in the area. What exactly is the parking philosophy? Will there be parking structures? How will some of the zoning affect what will be allowed as far as parking? With regard to the business development strategy, there should be some more detail on the partnering aspects. Utilize the EDC. Treatment of private street development and alleyways also needs to be addressed in more detail. He also had some question on the financing and how the districts would be set. Tripp Muldrow offered some insight into how this might work. Mr. Hoovler said he would like to see some more information on traffic since some of the streets will not necessarily be through streets.

Commissioner Barnes thanked the consultants and commented that he liked the street layout proposed. He wished that Harrison Park would have been a part of this master plan.

Chairman Wright thanked the consultants for the work and asked about the price differentials in the water features A, B and C. "A" had a higher maintenance requirement. He also asked if numbers were available for ongoing maintenance? With regard to building heights, he feels that 5 stories are going to be too high for Leesburg. He went on to say he would like to see what types of plans are in place for the skate park once it is moved. Also, the Douglas Community Center is not shown in this plan as open space, it is shown as institutional use. Some of the new roads intersect this area creating some varying uses for the current property.

Mr. Mingonet addressed the height issue and said a lot of this depends on the market force.

Susan Swift said the parking philosophy must be addressed in the plan. The parking must be in proportion with the building use and square footage. Mr. Hoovler said parking must not only accommodate people living and working in the area, but also for visitors coming in. Chairman Wright said it is obvious there needs to be further discussion on this because of the way the development may occur (single parcels vs. entire blocks). Commissioner Bangert commented that this needs to be monitored carefully so that

buying out required parking area cannot occur detrimentally. Commissioner Hoover asked what the next steps would be for the master plan. He feels that this needs to be laid out for the general public.

Chairman Wright said that on February 2, 2006 this would be on the agenda for public hearing. Commissioner Bangert urged people to send emails and contact them to give their input.

The next item on the agenda, TLPA 2005-0001, Oaklawn Town Plan Amendment was introduced by Chairman Wright.

In the proposed resolution it was recommended that Paragraph C be amended to read “A planted S-3 buffer, at least 50 feet wide, . . . In Paragraph D Chairman Wright asked if the word “shall” should replace the word “should”. David Fuller stated that the word *should* should remain to keep consistency within the Town Plan. Chairman Wright agreed and withdrew the suggested language change. Mr. Wright asked if paragraph “e” needed to be added based on ..” optional land use design identified for regional office are not eligible for this property as it falls within the airport area.” The suggested language for “e” would replace “a”.

Chairman Wright read the amended resolution as follows:

A RESOLUTION: APPROVING TOWN PLAN AMENDMENT TLTA-2005-0001
OAKLAWN TO CHANGE THE LAND USE DESIGNATION
FROM THE COMMUNITY OFFICE/LIGHT INDUSTRIAL
CATEGORY TO THE REGIONAL OFFICE CATEGORY WITH
PLAN TEXT FOR DEVELOPMENT CONDITIONS.

WHEREAS, the Town Council on September 13, 2005 initiated a Plan amendment to change the Land Use Policy Map category for Oaklawn, further identified by Parcel Identification Numbers 233393909, 233203105, 190251957, 190350847, 190150881, and part of 233383059, and part of 232188564; and

WHEREAS, the amendment has been processed according to those procedures outlined in Section 15.2-2204 of the Code of Virginia; and

WHEREAS, on January 10, 2006 a joint Planning Commission and Town Council public hearing was held and all those who wanted to testify were able to do so; and

WHEREAS, on January 10, 2006, the Planning Commission passed a resolution recommending approval of the reclassification of the land use to the Regional Office category as shown on maps in the staff report, dated December 29, 2005, entitled Land Use Policy Map and Airport Area Land Use Policy Map, both dated December 9, 2005; and of adding development conditions related to the Oaklawn property to the Town Plan text in the Land Use element, Southeast Planning Sector, as shown in Section XIII of the staff report dated December 29, 2005;

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia as follows:

SECTION I. Revise the Plan text, as shown in the December 29, 2005 staff report in Section XIII, to add text in the Land Use element, the Southeast Planning Sector,

“Objective 11. The land designated for the Regional Office category along the eastern side of the Dulles Greenway north of Tolbert Lane is appropriate for this type of development if the following conditions are met:

- a. A 50-foot baseline setback from residential property lines should be provided. For every foot of building height, two feet of additional setback (beyond the 50- foot baseline setback) should be provided.
- b. A maximum of 10 percent of the total building square feet may be used for daily retail and services.
- c. A planted S-3 buffer, at least 50 feet wide, should be provided on any boundary abutting residential uses or zoning districts. No development should occur within this buffer area except for pedestrian or bicycle walks or trails.
- d. All other criteria contained in the definition of the Regional Office land use category that are not superseded by the above conditions should be satisfactorily addressed.”

SECTION II. Designate the Regional Office category on the Land Use Policy Map, as shown in the December 29, 2005 staff report in Section XIV, Map 4, entitled “The Recommended Amendment to the Land Use Policy Map,” dated December 9, 2005.

SECTION III. Designate the Regional Office category on the Airport Area Land Use Policy Map, as shown in the December 29, 2005 staff report in Section XIV, Map 4, entitled “The Recommended Amendment to the Airport Area Land Use Policy Map,” dated December 9, 2005.

Commissioner Bangert moved to suspend the rules requiring the ten day open period.

Motion: Bangert
Second: Hoovler
Carried: 4-0-3

Commissioner Bangert moved to approve the resolution as read into the minutes.

Motion: Bangert
Second: Hoovler
Carried: 4-0-3

Commissioner Hoovler commented that he felt more comfortable regarding this vote after hearing comments from the public, and thanked the developer for their understanding in the delay. Chairman Wright said they changed only the town plan designation, not the zoning. Everything will develop as previously approved. Mr. Hoovler also thanked the developer for their efforts toward locating a park and ride lot in this development. Its final location is yet to be determined.

COUNCIL AND REPRESENTATIVES REPORT

Some pad sites near the old K-Mart site are being looked at by fast food restaurants. Also it has been suggested the bus hub move to an area behind Office Depot and the Fire and Safety Center. Chairman Wright asked about the current location, which is in the center of town, and the proposed site which is remote to the central area of town. Susan Swift commented briefly on some issues that were brought up, basically the County does not like the bus stop where it currently is located. There has been some discussion between the town and the county regarding a new site.

Commissioner Bangert said she hears that staff is meeting, but not that the public is being brought into the picture. Have the bus riders been asked what might work for them? She feels that this is the most important part of the situation. There have been previous cases where the public was not brought into the loop and the results were not in the best interest of anyone. Susan Swift said unfortunately, this is not a town staff responsibility, it lies with the County and they are the ones that should be gathering the information.

STAFF AND COMMITTEE REPORTS

Chairman Wright reported that the BAR revised their sign guidelines to include administrative approval in certain instances. They also discussed the traffic light design at the corner of Loudoun and King Streets.

OLD BUSINESS

None

NEW BUSINESS

Chairman Wright brought up the date and time of the retreat at Leesburg Municipal Airport. They will discuss goal setting, proffers, ordinance change prioritization. Commissioner Hoovler said this would be a good time to set out the calendar of events for the year. Attorney Beach said she would attend and asked if there was anything they wanted her to prepare for the retreat. Commissioner Bangert said they need to look at how the zoning changes will affect the town plan. Mr. Wright recapped the list to do's.

At this time a quorum was present. Commissioner Bangert moved to approve the minutes of the December 1, 2005 meeting.

Motion: Bangert
Second: Hoovler
Carried: 4-0-3

Commissioner Hoovler moved to approve the minutes of the January 5, 2006 meeting.

Motion: Hoovler
Second: Bangert
Carried: 3-1-3

Commissioner Barnes abstained.

ADJOURNMENT

The motion was made to adjourn the meeting at 9:48 pm

Prepared by:

Approved:

Linda DeFranco, Commission Clerk

Kevin Wright, Chairman